128.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	821,400 / 821,400
					USE VALUE:	821,400 / 821,400
					ASSESSED:	821,400 / 821,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAETSCH BRIAN/LINDA LU
Owner 2:	
Owner 3:	
Street 1:	44 ROBBINS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DAETSCH DOROTHY A & BRIAN -
Owner 2:	DAETSCH WILLARD TICKNER -
Street 1:	1344 DANBY ROAD
Twn/City:	ITHACA
St/Prov:	NY Cntry:
Postal:	14850

NARRATIVE DESCRIPTION

This parcel contains 5,584 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1671 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5584.000	350,700	700	470,000	821,400
Total Card	0.128	350,700	700	470,000	821,400
Total Parcel	0.128	350,700	700	470,000	821,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.50 | /Parcel: 491.5

Legal Description

User Acct 82644

GIS Ref

GIS Ref

Insp Date 02/24/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 128.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	350,700	700	5,584.	470,000	821,400	821,400	Year End Roll	12/18/2019
2019	101	FV	266,200	800	5,584.	440,600	707,600	707,600	Year End Roll	1/3/2019
2018	101	FV	266,100	0	5,584.	364,300	630,400	630,400	Year End Roll	12/20/2017
2017	101	FV	266,100	0	5,584.	334,900	601,000	601,000	Year End Roll	1/3/2017
2016	101	FV	266,100	0	5,584.	305,500	571,600	571,600	Year End	1/4/2016
2015	101	FV	251,400	0	5,584.	299,600	551,000	551,000	Year End Roll	12/11/2014
2014	101	FV	251,400	0	5,584.	278,500	529,900	529,900	Year End Roll	12/16/2013
2013	101	FV	251,400	0	5,584.	265,000	516,400	516,400		12/13/2012

!9985!

PRINT

Date	Time
12/11/20	00:21:31

LAST REV

Date	Time
03/25/19	15:31:44

danam

9985

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAETSCH DOROTHY	1237-17		5/22/2001	Family	100	No	No		
DAETSCH DOROTHY	1226-31		8/22/2000	Family	100	No	No		
	1030-104		5/1/1987		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2018	1763	Wood Dec	3,800	C				DECK REPAIRS
3/6/2000	114	Alterati	18,000					REMODEL

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
10/31/2008	Meas/Inspect	189	PATRIOT
8/22/2001	Permit Visit	PM	Peter M
12/6/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	82644
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5584		Sq. Ft.	Site		0	80.	1.05	9									470,016						470,000	

Total AC/HA:	0.12819	Total SF/SM:	5584	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	
Total:	470,016	Spl Credit		Total:	470,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27829099
Const Adj.:	1.00969899
Adj $ / SQ:	167.790
Other Features:	89087
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	430827
Depreciation:	80134
Depreciated Total:	350693

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

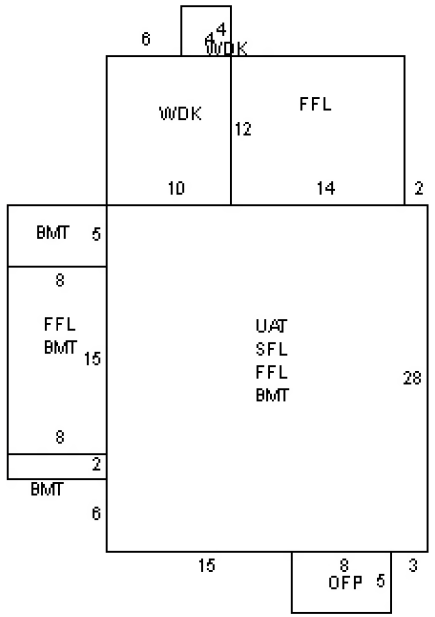
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	167.79
Special Features:	0	Val/Su Net:	119.57
Final Total:	350700	Val/Su SzAd	209.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,016	167.790	170,474
BMT	Basement	904	50.340	45,505
SFL	Second Floor	655	167.790	109,936
UAT	Upper Attic	182	67.120	12,215
WDK	Deck	136	13.480	1,834
OFP	Open Porch	40	44.430	1,777

Net Sketched Area:	2,933			Total:	341,741
Size Ad	1671.2000	Gross Are	3552	FinArea	1671

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	15X15	A	AV	2000	3.92	T	15.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700